

# STATEMENT OF JUSTIFICATION

## GSR PARTNERS, LLC. ZMAP 2006-0019

**Proposed Zoning Map Amendment  
(Loudoun County Tax Map 101, Parcels 53A, 45A, and 45D) (MCPI # 205-39-6591,  
205-49-8308, and 205-49-9724)  
September 1, 2006  
Revised June 15, 2007**

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### **I. INTRODUCTION**

GSR Partners LLC, is the Applicant and contract purchaser of approximately three parcels consisting of 9.53 acres of land, located on the east side of Route 659 (Gum Spring Road) between Route 50 (John Mosby Highway) and Route 620 (Braddock Road) in the Dulles South area of Loudoun County. The property is located in the Dulles Election District, and is more particularly described as Parcels 53A, 45A, and 45D on County Tax Map 101 (MCPI #'s 205-39-6591, 205-49-8308, and 205-49-9724, respectively) and is currently zoned to the R-1 Single Family Residential Zoning District. The Applicant is proposing to rezone the Property from the R-1 Zoning District to the R-4 Zoning District, in accordance with the provisions of the 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") and the Loudoun County Revised General Plan ("General Plan") to accommodate 27 single-family detached units, a pedestrian trail, and an active recreation / civic area. Importantly, the Property will be developed in conformance with the density, land use, and environmental policy recommendations contained in the Suburban Policy Chapter of the General Plan. Given the Property's close proximity to much larger planned communities (including Stone Ridge, Kirkpatrick Farms, and Providence Ridge), the proposed zoning is compatible with the surrounding development pattern.

## **II. APPLICANTS' PROPOSAL**

The Applicant proposes to develop the Property as a residential community consisting of 27 single-family detached units pursuant to the suburban design option under the R-4 Zoning District. The proposed residential density is approximately 2.83 dwelling units per acre, which is lower than the permitted density recommendation of the General Plan. As indicated on the enclosed *Yardley Concept Plan* (the "Concept Plan"), prepared by Paciulli Simmons & Associates, Ltd., the project has been designed with single-family detached homes with open space areas providing active and passive recreation and a multi-use trail along the east side of Gum Spring Road to connect with the existing trail system to the south. The Concept Plan also identifies an area for the provision of storm water management in one of the open space parcels. The internal streets are proposed to be public streets.

The Property also will connect to the planned pedestrian trail and bike path system that will be constructed along Route 659 by constructing a trail along the east side of Gum Spring Road to link with the trail system for the adjacent Providence Ridge development to the south and future residential development to the north. A Type 3 landscape buffer plus four-foot berm will be provided along the Route 659 frontage, serving as a visual and noise buffer between the residential uses and the major collector roadway. The Applicant is proposing to maintain the existing mature trees in the open space parcels along Route 659.

## **III. ZONING MAP AMENDMENT FACTORS FOR CONSIDERATION**

Section 6-1211(E) of the 1993 Zoning Ordinance outlines several factors for consideration in the review of a request to reclassify property to a different zoning district

classification on the Zoning Map. The following is an analysis of these factors in relation to the Property:

**(1) Whether the Proposed Zoning District Classification is Consistent with the Comprehensive Plan.**

As identified in the General Plan, the Property is located in the Suburban Policy Area of the County. As such, development is guided by the general land use policies of the General Plan and overall land use policies for the Suburban Policy Area, which recommends residential development up to 4.0 dwelling units per acre. At 2.83 dwelling units per acre, the proposed rezoning for the Property is in conformance with the various policies of the General Plan in terms of residential density uses and overall design. Properties to the west, including Kirkpatrick Farm and Stone Ridge, have been approved for development at similar residential densities. Importantly, the Treburg, Masira, and Kimmitt Property developments (further south along Gum Spring Road) will be developed at densities below 4.0 dwelling units per gross acre. Therefore, the proposed project is compatible with the surrounding residential development pattern.

**(2) Whether There are any Changed or Changing Conditions in the Area Affected that Make the Proposed Rezoning Appropriate.**

The Suburban Policy Area of the Dulles South portion of the County has experienced rapid growth over the last several years, particularly along Gum Spring Road. While the area had a more rural development pattern until as recently as five years ago, large developments, such as Kirkpatrick Farms, Stone Ridge, South Riding, South Village as well as some R-1 zoned residential developments in the vicinity of the Property have extended significant community facilities and services (water, sanitary sewer, schools, etc.) to serve the Suburban Policy Area, per the provisions of the General Plan.

**(3) Whether the Range of Uses in the Proposed Zoning District Classification are Compatible with the Uses Permitted on Other Property in the Immediate Vicinity.**

The proposed residential use is compatible with the planned uses in the immediate vicinity of the Property. As indicated on the Base Zoning Map and county land records, land surrounding the Property is either approved or planned for residential development. As stated above in number 1 above, the density proposed for the Property is compatible with densities approved for surrounding projects in Dulles South such as Kirkpatrick Farm and Stone Ridge.

**(4) Whether Adequate Utility, Sewer and Water, Transportation, School and Other Facilities Exist or Can Be Provided to Serve the Uses that Would Be Permitted on the Property if it Were Rezoned.**

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Utilities and other infrastructure exist in the vicinity of the Property, which are adequate to accommodate the proposed development. Capital facility proffers will address school and other County facility needs.

A public road with an entrance on Route 659 will provide access to the Property. The Applicant's Traffic Impact Statement, prepared by Grove/Slade Associates, Inc. and submitted with this application, indicates that the transportation impacts from the proposed 27 dwelling units are minimal, especially since the adjacent Route 659 will be widened through proffered improvements by other nearby developments.

The proposed rezoning generates approximately 270 average new daily (24-hour) trips to the public street system upon completion. From that total, the project will generate approximately 34 AM peak hour trips, and 39 PM peak hour trips. As the proposed site trips are projected to be less than two percent of the total traffic projected on Route 659 by 2008, these additional trips will have a negligible impact on the surrounding roadway network generally, and no appreciable impact upon the adjacent street system during critical peak hours. Plans for the widening of Route 659 are in progress and are designed to accommodate the traffic that will be generated from development of the Property as part of the overall transportation network for this area of the County. As noted in the traffic analysis, no additional off-site road improvements beyond those needed to access the Property would be required to adequately accommodate traffic generated by the proposed development.

**(5) The Effect of the Proposed Rezoning on the County's Ground Water Supply.**

The development of the Property will not have a negative impact on the County's groundwater supply. The Property will be served with central water and sanitary sewer, and an existing Loudoun County Sanitation Authority ("LCSA") water main will be extended on-site from its current location at the southern property boundary with Providence Ridge.

**(6) The Effect of the Uses Allowed by the Proposed Rezoning on the Structural Capacity of the Soils.**

Soils types are identified on the Existing Conditions Plat. A detailed soils report of the Property will be submitted as part of the subdivision process for the development of the Property. The soils report will determine the appropriate engineering measures that may be needed during the development of the Property to safeguard the integrity of the structural capacity of the soils.

**(7) The Impact that the Proposed Use Will Have upon Both Traffic Safety and the Volume of Vehicular and Pedestrian Traffic, and the Sufficiency of Measures to Mitigate the Impact of Through Construction Traffic on Existing Neighborhoods and School Areas.**

The Property is located on the east side of Gum Spring Road, a roadway which is planned and will be constructed as a major four-lane collector roadway. Development of the Property will incorporate road improvements at the Property's entry access point to ensure adequate traffic safety. The regional road network was designed to serve this area, and therefore, traffic generated by the proposed project will not have a significant impact on the surrounding local or regional transportation network. Importantly, other applicants have already proffered the improvement and widening of Gum Spring Road, and the community's design takes this into account. Further, a pedestrian trail will be placed along the eastern edge of the property to tie into an existing trail network with Providence Ridge to the south.

**(8) Whether a Reasonably Viable Economic Use of the Property Exists Under the Current Zoning.**

As is the case with most rezoning applications, a viable economic use of the Property exists under the current zoning. The Property is located in an area of the County designated for residential uses at suburban densities under the General Plan, and suburban residential communities—both planned and existing—surround the Property. Extension of public water and sanitary sewer is recommended by the General Plan to serve the Property, and the cost to extend said utilities to the Property under a by-right development scenario is prohibitive.

**(9) The Effect of the Proposed Rezoning on Environmentally Sensitive Land or Natural Features, Wildlife Habitat, Vegetation, Water Quality and Air Quality.**

There are no significant environmentally sensitive lands or natural features, wildlife habitat, steep slopes, or vegetation on the Property. Development of the Property will not have a significant impact on the water or air quality in the region. Stormwater management/BMP facilities will be provided to provide both water quality and quantity containment attributes.

**(10) Whether the Proposed Rezoning Encourages Economic Development Activities in Areas Designated by the Comprehensive Plan and Provides Desirable Employment and Enlarges the Tax Base.**

The General Plan recommends this area for residential uses, not economic development activities.

**(11) Whether the Proposed Rezoning Considers the Needs of Agriculture, Industry, and Businesses in Future Growth.**

The Property has been identified in the General Plan as appropriate for residential development, and not for agricultural, industrial, or business uses. The proposed development is in conformance with the policies of the General Plan, which

recommends that the Property be developed with residential uses up to 4.0 dwelling units per acre.

**(12) Whether the Proposed Rezoning Considers the Current and Future Requirements of the Community as to Land for Various Purposes as Determined by Population and Economic Studies.**

See responses to numbers 1 and 11 above.

**(13) Whether the Proposed Rezoning Encourages the Conservation of Properties and their Values and the Encouragement of the Most Appropriate Use of Land Throughout the County.**

See responses to numbers 1, 8, 9 and 11, above.

**(14) Whether the Proposed Rezoning Considers Trends of Growth or Changes, Employment, and Economic Factors, the Need for Housing, Probable Future Economic and Population Growth of the County.**

The proposed community responds to the increasing demand for residential growth projected to continue in this area. The proximity of the Property to existing and planned roadways, utilities and employment opportunities in this area of Loudoun County make the development proposed by the Applicant appropriate in terms of both location and timing.

**(15) The Effect of the Proposed Rezoning to Provide Moderate Housing by Enhancing Opportunities for all Qualified Residents of Loudoun County.**

Due to the small number of units proposed (27), this application is not expected to provide moderate housing opportunities.

**(16) The Effect of the Rezoning on the Natural, Scenic, Archaeological, or Historic Features of Significant Importance.**

The Property contains no wetlands or other significant environmental features. The Vegetation Description and Tree Inventory, prepared by Trees Please addresses the natural features in more detail. As noted on the "Existing Conditions Plat," there are no known archaeological or historic features, cemeteries, or historical landmarks on this site, as identified in the Phase I Archeological Study and Endangered Species Habitat survey prepared by Engineering Consultant Services, Inc., which addresses archeological, and historic features in more detail.

#### IV. CONCLUSION

This proposed “infill” residential rezoning application is compatible with adjacent land uses, is consistent with and in conformance with the goals, policies, and objectives of the General Plan, and is in compliance with the requirements of the revised Zoning Ordinance. In light of the foregoing discussion, **GSR Partners, LLC** respectfully requests the support of this rezoning request from the Loudoun County staff and Planning Commission and the approval from the Board of Supervisors.

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